

**TOWN of TRURO**  
**Truro Historical Commission**  
**Truro Historical Commission (THC) Meeting Minutes**



**Meeting Location:** Via GoToMeeting

**Date and Time:** Wednesday, May 11, 2022, 5:00 pm

**Members Present:** Matthew Kiefer, Chair  
Chuck Steinman, Vice Chair  
Jim Summers, Secretary  
David Kirchner, Member  
Richard Larkin, Member - Recused for public hearing  
Amy Rolnick, Member

**Members Not Present:** Bart Mitchell, Member

**Attending:** Barbara Carboni, Town Planner/Land Use Counsel  
Benjamin Zehnder, Attorney for 40 S. Pamet Road Owner  
Elizabeth Allehaut, Owner of 40 S. Pamet Road  
Shane O'Brien, Owner's Architect  
Jeffery Katz, Owner's Architect

**Welcome:** Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda.

**Public Hearing and Vote: Proposed Partial Demolition of 40 South Pamet Road:**  
Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests for buildings determined to be significant in order to determine if such buildings are preferably preserved. He stated that the Chair, after consulting with the Vice Chair, had determined that the existing structure at 40 South Pamet Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior).

Ben Zehnder reported that initial presentations have been made to the Planning Board and the Zoning Board of Appeals with the understanding that the presentation to the THC was required before asking for final approvals. The Conservation Commission has previously granted approval.

Mr. Zehnder explained that he is working with the Building Department and intends to apply for a building code variance to avoid having the proposed addition raised above grade per flood zone requirements. As per the attached email exchange, Eric Carlson of the Department of Conservation & Recreation (DCR) and Sarah Korjeff of the Cape Cod Commission have also been consulted about this possible variance. Shane O'Brien and Jeffery Katz, the architects for the owner, explained that if the flood zone variance is granted, they intend to reduce the height of the addition by approximately three feet, the overall building height being approximately one

foot higher than the original house, and not exceeding the maximum zoning height of 23 feet. This will eliminate the need to request a variance for building height. Plan revisions will be required to be submitted to the THC, Planning & Zoning Boards to reflect the reduced height along with other recommendations made by THC and Ms. Korjeff.

The applicant team then reviewed the set of plans submitted with the demolition permit request, proposing to remove a later Victorian addition and a screened porch and replace them with a two-story addition with a roof deck. The original house would be retained, although the hipped roof dormer on the front facade would be replaced with a gable roof in order to improve the interior space. David Kirchner asked if the hipped roof could be retained.

Vice Chair Steinman suggested that if all or a portion of the Victorian addition could be retained, this could help in obtaining flood zone relief, in that the footprint (first floor level) of the addition would align with the existing historic structure.

The architects are currently proposing shiplap siding for the new addition's exterior.

Vice Chair Steinman asked if the existing shed structure, which may have been a windmill for a salt works located in the area was salvageable and could be evaluated if feasible, for moving to another location.

Chairman Kiefer stated that the Commission would prefer that the addition be constructed at the same grade elevation of the existing structure so that it does not preclude the building from being a contributing resource for the pending National Register Historic District application.

Chairman Kiefer asked if there were any further questions. There being none, Chairman Mr. Kiefer made a motion to vote to impose a demolition delay regarding the kitchen addition and shed, based on a finding of preferably preserved, and invited the applicant to come back to the THC to present the revisions to the architectural plans addressing the scale and height of the addition in relation to the existing house, the gable revision, and an investigation of the existing shed with the intent to relocate.

The motion was seconded by Vice Chair Steinman and all members, through a roll call vote, voted in favor.

The Public Hearings being concluded, the Commission continued with other items on the agenda.

**Minutes:**

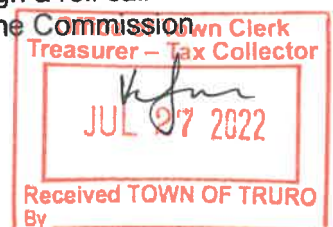
David Kirchner moved, and Amy Rolnick seconded, and all members, through a roll call vote, voted in favor to approve the minutes of the February 2, 2021, meeting. The minutes were approved unanimously and will be filed with the Town Clerk.

**Secretary Appointment:**

David Kirchner moved, Vice Chair Steinman seconded and all members, through a roll call vote, approved the appointment of Jim Summers as Secretary for the remainder of his term on the Commission. David Kirchner was thanked for his service as Secretary.

**Approve revisions to By-Law guide to clarify design review:**

Vice Chair Steinman moved, David Kirchner seconded, and all members, through a roll call vote, approve proposed revisions to the By-Law guide previously circulated to the Commission.



and attached to these minutes. Following the vote, Chairman Kiefer asked Barbara Carboni to facilitate posting this revised guide on the Commission's page on the Town website.

**Town Planner report:** Barbara Carboni, Truro Town Planner/Land Use Counsel, provided an update on the Local Comprehensive Plan. The committee is still working on visioning with a plan to have a stakeholder meeting in June. The question for the THC is how should the Commission be involved and what contribution would THC want to make? Vice Chair Steinman is currently the liaison to the Local Comprehensive Plan Committee and a sub-committee was established to include Amy Rolnick and Jim Summers with Chuck as Chair. Barbara will distribute to the THC the section from the 2005 Local Comprehensive Plan on historic resources. June 23<sup>rd</sup> is a Comprehensive Plan Committee tentative meeting date, and someone from the THC sub-committee should attend.

**FY 2023 CPC application – Native Peoples Study:**

Vice Chair Steinman reported that the FY 2023 CPC grant application for the Study for Memorials and Monuments to Commemorate the Payomet People has been approved by Town Meeting held on April 30<sup>th</sup>. Helen McNeil Ashton will be asked to connect with the Wampanoag Tribe. A contract will need to be signed with the Town and the CPC and will be effective on July 1, 2022.

**Update of the Truro Community-wide Historic Survey:** Vice Chair Steinman provided an update on the survey work by consultant Eric Dray. The drafts for the proposed historic areas have been completed and will next be reviewed by Chairman Kiefer and Vice Chair Steinman.

**Historic Truro Self-Guided Tour Book:** Vice Chair Steinman provided an update on the reprinting of the tour book. The Commission has been awarded a grant from the Truro Cultural Council, and additional funding has been pledged from local businesses to print another 3,000 copies. The contributors will send their donations to Trudi Brazil, the Town Accountant, to manage, and the reprinting will commence upon receipt of the donations.

Chairman Kiefer took a moment to remember Fred Todd who recently passed away. Fred was an important contributor to the THC and other Town Committees over his many years in Truro.

There being no further business, a motion was made to adjourn and was approved by all members.

Respectfully submitted by Jim Summers, Secretary



